

Rehabilitation/Restoration Plan (Exhibit A)

Use this form to outline your Rehabilitation/Restoration Plan. Copy this page as necessary to include all rehabilitation and restoration scopes of work that you propose to complete within the next ten years. Arrange all scopes of work in order of priority.

Scope: # 1	Building Feature: Seismic upgrades (foundation, walls, floors)
☐ Maintenance ☒ Rehab/Restoration ☐ Completed ☐ Proposed	
Contract year work completion: 2030	
Total Cost: \$ 1,000,000.00	
Structural modifications to meet current seismic standard requirements will be performed. The lateral support system will be concrete sheer walls within the existing building to resist lateral loads. The new shear walls will require modifying the foundation through installation of piles where new walls will be constructed. South wall - Geotechnical and structural investigations will determine viability of foundation support; structural repairs will stabilize subsidence of soil. First floor (prior) office and adjacent areas - Geotechnical and structural investigations of subsiding floor will determine needed repairs to floor and subsoil to stabilize subsoil; new level floor will be constructed.	

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Scope: # 2	Building Feature: Roof, parapets & skylights
☐ Maintenance ☒ Rehab/Restoration ☐ Completed ☐ Proposed	
Contract year work completion: 2030	
Total Cost: \$ 400,000.00	
Description of work: Entire roof will be replaced including the central penthouse roof, elevator machine room, roofing adjacent to hipped skylight, and five-sided structure. All existing materials including drains, flashing and sheet metal will be removed and the underlying deck will be evaluated and repaired as needed. Parapets will be evaluated and repaired in-kind. New roofing system will be installed, likely a multi-ply bitumen membrane with a granulated surfaced cap sheet, as well as a tapered insulation and flashing. Skylights will also be removed and replaced with new roofing; curbs and outlines will be retained. Hipped skylight will remain and be restored.	

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Scope: # 3	Building Feature: Exterior concrete elevations
☐ Maintenance ☒ Rehab/Restoration ☐ Completed ☐ Proposed	
Contract year work completion: 2030	
Total Cost: \$800,000.00	
Repair and restore cracks, spalls, damage and improper repairs on Howard St and Russ St elevations including Art Deco elements such as columns, capital, window frame elements, spandrel panels, and cornice. Repair and restore cracks and spalls at Russ St. and south elevation utilitarian sections including window frames. Non-historic smokestacks will be removed. Patch southern elevation walls where equipment was removed including adjacent damaged wall areas.	

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Scope: # 4	Building Feature: upper & penthouse windows; ground floor stucco windows
☐ Maintenance ☒ Rehab/Restoration ☐ Completed ☐ Proposed	
Contract year work completion: 2030	
Total Cost: \$ 800,000.00	
Windows on Howard and Russ street elevations will be repaired or restored in kind. Paint and rust will be removed from muntins, while the mullions and frames and repainted. Where glazing is missing or incompatible replacement, new glazing to match historic will be installed. Stucco infill panels along ground floor of Howard and Russ Streets will be removed and replaced with appropriate glazing that is compatible with the character and style of the building. Central penthouse windows will also be repaired or replaced in-kind to match the existing. Some southern elevation windows will be repaired and restored in-kind, but most will be removed leaving a reveal to identify where windows were once located. Although an original feature, this is necessary for the interior to function as self-storage and the main elevations to remain intact. This is only proposed for the rear elevation and the reveal will serve to identify the size and shape of the original windows as well as provide some shadow to articulate windows have been removed.	

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Scope: # 5	Building Feature: terra cotta tile at bulkhead and column base
☐ Maintenance ☒ Rehab/Restoration ☐ Completed ☐ Proposed	
Contract year work completion: 2030	
Total Cost: \$ 100,000.00	
Repair and/or replace in-kind terra cotta tile base along north and west elevations. Missing corner tiles will be replaced to match the existing while insufficiently repaired tiles will be restored or replaced in-kind. Tiles will be painted with a black glazing to match the original in appearance.	

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Scope: # 6	Building Feature: Doors
☐ Maintenance ☒ Rehab/Restoration ☐ Completed ☐ Proposed	
Contract year work completion: 2030	
Total Cost: \$ 125,000.00	
Repair and restore main entrance along Howard Street including Art Deco detailing. Remove non-original door in bay 2 along Russ Street (north-south). Within bays 6 and 7, replace doors within existing opening with break resistant glazing for consistency with HPC and PC approval. Southern elevation door will be replaced within existing opening.	

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Scope: # 7	Building Feature: Fire Escapes
☐ Maintenance ☒ Rehab/Restoration ☐ Completed ☐ Proposed	
Contract year work completion: 2030	
Total Cost: \$ 75,000	
Description of work: Fire escapes along Russ Street will be repaired, painted and connections strengthened to meet current code standards.	

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Scope: # 8	Building Feature: Interior perimeter walls & columns
☐ Maintenance ☒ Rehab/Restoration ☐ Completed ☐ Proposed	
Contract year work completion: 2030	
Total Cost: \$100,000.00	
Description of work: Repair spalls and cracks on interior of perimeter walls due to water infiltration. Repair plaster Art Deco columns in-kind including dents and where damaged from removal of interior partition walls.	

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Scope: # 9	Building Feature: Boiler Room
☐ Maintenance ☐ Rehab/Restoration ☐ Completed ☒ Proposed	
Contract year work completion: 2030	
Total Cost: \$ 5,000.00	
Description of work: The Boiler Room is a non-contributing feature of the building and is currently in a severely deteriorated state that is beyond repair. It poses life safety concerns and therefore will be demolished. This condition is due to: • Demolished southern wall leaving the interior open to the elements, • Substantial cracks and settlement in the concrete slab, • Substantial delamination of roofing with water damage, holes, and corroded flashing, • Spalling concrete at windows, walls, and roof, and • Rusted steel sash windows with broken panes.	

Maintenance Plan (Exhibit B)

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Scope: # 10	Building Feature: Roof
☒ Maintenance ☐ Rehab/Restoration ☐ Completed ☐ Proposed	
Contract year work completion: Annually	
Total Cost: \$ 5,000.00	
Description of work: Roof will be inspected on an annual basis with repairs being done on an as-needed basis, including the central penthouse roof, parapets, EMR, and roof adjacent to hipped skylight.	

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Scope: # 11	Building Feature: Exterior elevations including windows
☒ Maintenance ☐ Rehab/Restoration ☐ Completed ☐ Proposed	
Contract year work completion: Annually	
Total Cost: \$ 50,000.00	
Description of work: The building exterior will be painted as needed, likely every 3-5 years with some elevations requiring this form of maintenance more often due to exposure, such as the southern elevation. This includes window frames and any decorative elements.	

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Scope: # 12	Building Feature: Art Deco features
☒ Maintenance ☐ Rehab/Restoration ☐ Completed ☐ Proposed	
Contract year work completion: Annually	
Total Cost: \$ 5,000.00	
Description of work: Art Deco features along Howard and Russ Street elevations will be inspected annually for needed repairs and/or restoration, which will be a addressed promptly if/when identified.	

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Scope: #	13	Building Feature:	Doors
☒ Maintenance ☐ Rehab/Restoration ☐ Completed ☐ Proposed			
Contract year work completion: Annually			
Total Cost: \$ \$5,000.00			
Description of work: Doors along all elevations will be inspected annually for needed repairs and/or restoration, which will be addressed promptly if/when identified.			

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Scope: #	14	Building Feature:	Fire Escapes
☒ Maintenance ☐ Rehab/Restoration ☐ Completed ☐ Proposed			
Contract year work completion: Annually			
Total Cost: \$ \$5,000.00			
Description of work: Fire escapes along the Russ Street elevation will be inspected annually for needed repairs and/or restoration, which will be addressed promptly if/when identified.			

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Scope: #	15	Building Feature:	Interior perimeter walls & columns
☒ Maintenance ☐ Rehab/Restoration ☐ Completed ☐ Proposed			
Contract year work completion: Annually			
Total Cost: \$ \$5,000.00			
Description of work: Interior perimeter walls and columns will be inspected annually for needed repairs and/or restoration, which will be addressed promptly if/when identified.			